

**TOWN OF GLOVER**  
**Selectboard Meeting Minutes**  
**Thursday, September 11, 2025 – Glover Town Hall**

Present: Anne Eldridge, Glenn Gage, Theresa Perron, Town Administrator, Mike Pray, Road Foreman, Dan Clark, David Prince, Cheryl Oviedo, Nella Cargioli-Coe, James Coe, April Bodette, Christine Cano, Walt Culver, Nick Ecker-Racz, Tricia Kules, Amos Turner, Brad Gebbie, Tyler Scelza, Steve Walcott, Matt Wilson, Chronicle, and Cindy Epinette, Transcriber.  
Remote Attendees: Justin Mason and Corinna Skorker.

1. **Anne brought the meeting to order at 6:33pm.**
2. **Additions or Deletions to the agenda:** The discussion regarding water quality at Shadow Lake was postponed. The unresolved survey issues related to the Glover Green were added.
3. **Appoint Selectboard Member: Anne made a motion, seconded by Glenn, to appoint Justin Mason as the interim Selectboard Member to complete Phil Young’s term of office. The motion carried.** Justin took the Oath of Office verbally. Justin was sworn into office.
4. **Re-Organization of the Board:**
  - a. **Elect a Chair and Co-Chair: Justin made a motion, seconded by Glenn, to nominate Anne Eldridge as the Chair and Glenn as the Co-Chair. The motion was approved.**
  - b. **Appoint the Chair to sign Check Warrants: Justin made a motion, seconded by Glenn, to have Anne Eldridge sign the Check Warrant. The motion carried.**
  - c. Justin had to leave the meeting at this point. The Selectboard will discuss liaison responsibilities at the next meeting.
5. **Approval of Minutes: Glenn made a motion, seconded by Anne, to approve the minutes dated August 28 and September 9, 2025. The motion carried.**
6. **Shadow Lake:**
  - a. **Dam Survey – Nick Ecker-Racz:** In researching the boundary lines for Shadow Lake Dam, Nick discovered the monuments (pins) that had been placed were missing. He became concerned that the access road build had crossed the boundary lines. Tricia Kules has offered to survey the land to confirm the boundary lines and re-establish the monuments (pins). This process will determine if the access road has crossed boundary lines. If the access road has crossed boundary lines, Nick and Tricia are encouraging the town obtain a written easement from the abutting landowner. **Anne made a motion, seconded by Glenn, to hire Tricia Kules to do a boundary survey of the dam property and re-establish the monuments. The motion carried.**
7. **Glover Green Unresolved Issues:** While Tricia Kules was working on the survey for the Glover Green, she identified 5 issues she believes need to be resolved. She suggested the attorney who addressed the ownership issue could create a quit claim deed to resolve the issues. Anne volunteered to contact Nick Low about the following concerns:
  - a. The current deed references the “proposed” boundary lines. A quit claim deed should be updated to reference the actual boundary line survey map;
  - b. The easement reserved for Sylvia Cannizzaro references the existing gravel road. If the existing gravel road is changed, Sylvia will still have an easement to whatever is put in its place. This could interfere with whatever is put in its place.
  - c. Tricia could not find a reference to an ingress or egress easement for Dexter Mtn Holdings, Glover Fire & Civil Defense and Northern Kare Properties, Inc. It would be beneficial to have this type of easement clarified.

- d. No easement has been located for utility lines, over or under, the Glover Green. Tricia recommends a legal opinion be obtained as to whether a written easement would be in everyone's best interest.
- e. There is a description for a town highway to cross the Glover Green. Tricia is recommending this town highway be discontinued.

#### **8. Road Update:**

- a. **Paving Municipal Building Parking Lot:** Paving the municipal building parking lot has been postponed until next year for two reasons: (a) a block grant is being considered to build a handicap ramp in front of the library and (b) electrical upgrades to the municipal building could require digging into the road between the municipal building and fire department.
  - b. **481 Stone Shore Road – Water Diversion/Culvert Extension (Oviedo and Cano):** A lot of water runs off the hill, down everyone's driveway and drains into Cheryl Oviedo's property, including rocks and sand. There is a culvert that is in need of repair so it does not cause the road to collapse. To add to the problem, the ditch is ledge and therefore cannot be removed. Is the catch basin higher than the road? Cheryl believes the berm, that was build years ago and directs water onto her property, needs to be removed. Chrissy Cano indicated she inherited the berm and is not permitted to alter it. She fears that if the berm is removed it will destroy her property. They also believe the road has been build up over the years and is contributing to the problem. Mike indicated a larger culvert can be installed. Mike and Glenn will review the situation further to determine if road work needs to be completed to address this issue.
  - c. **Other Updates:** Truck #22 is still out of service. The road crew have been mowing and grading. Brad Gebbie thanked Mike for the mowing on Shadow Lake road
9. **Rabies Notice Update:** The town received notice that a raccoon in Glover had tested positive for rabies. The last rabies drop has been completed for wild animals this year. If you see an animal acting odd, please contact the Fish & Wildlife department at 1-800-4-RABIES or the 1<sup>st</sup> Constable Job Breitmeyer 802-323-6092, 2<sup>nd</sup> Constable Cindy Epinette 802-624-3774 or Town Health Officer Anne Eldridge 802-323-2688. Do not approach a potentially rabid animal. If you are bitten or scratched by a potentially rabid animal seek medical attention immediately.

#### **10. Town Administrator Report:**

- a. **Shadow Lake Dam Update:** The latest recorded conversation with Weston & Sampson Ben Green, VT Dam Safety Engineer, Hydraulic Engineers, and Sacha Pealer CFM Northeastern River Scientist & Flood Plain Manager for VT Agency of Natural Resources is available on the website. They are working on a new scenario. Any scenario must be approved by the VT Dam Safety Engineers. Another meeting will be scheduled when more information is available. \$25,184.02 in fundraising has been raised to help fund repairs to Shadow Lake Dam.
- b. **Town Hall:** Theresa is seeking a quote from Joe Young to fix the steps leading to the town hall. Bonnie Ingalls will begin painting on Monday. Her original quote did not include painting the stairway on the side of the building. Bonnie will submit an additional quote for this work. An electrician has resolved the problem of exposed live wires at the emergency exit, they installed a motion detection light. Theresa has received several requests for more electrical outlets in the town hall. She has received a quote from Gray's Electric to install multiple outlets along two walls for \$2,308.78.
- c. **FEMA:** FEMA has paid \$53,388.24 towards the Shadow Lake Engineering fees and building the access road, and \$14,155.02 for repairs needed on Dexter Mountain road as a result of the 2024 flood.

#### **11. Town Clerk/Treasurer Update:**

- a. **Delinquent Tax Policy Update:** Cindy shared a draft of the Delinquent Tax Policy, The only two changes were (a) delinquent balances that have reached 18 months instead of 30 months; and (b) when the balance due reaches \$1,500 or more, the properties will be submitted to the attorney for tax sale.
- b. **Resolution for the 2023 Municipal Planning Grant:** The State of Vermont requires a new resolution identifying the appropriate signers for the grant. The former signers were David Simmons and Phil Young. The new signers are Anne Eldridge and Glenn Gage.
- c. **Sick Leave Policy Update:** Cindy read the proposed change to the personnel policy regarding unpaid sick leave. Anne made a motion, seconded by Glenn, to accept the proposed change with the exception of removing the word “emergency”. The motion carried. The updated policy will be signed at the next meeting and posted on the website.

**12. Open Public Comment Period:**

13. **Signing of Orders:** The Director’s orders were signed.

14. **Adjourn:** The meeting was adjourned at 9:41pm.

Respectfully Submitted

Cynthia Epinette  
Transcriber

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Anne Eldridge, Chair

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Glenn Gage

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Justin Mason

Next agenda:  
Glover Green Update  
Personnel Policy Signed  
Liaison Responsibilities Re-Organized